041.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,000 / 904,000
					USE VALUE:	904,000 / 904,000
					ASSESSED:	904,000 / 904,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOLLY ROSEMARIE/TRS	
Owner 2:	ROSE MARIE CONNOLLY TRUST	
Owner 3:		
Street 1:	44 RIVER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CONNOLLY ROSEMARIE -
Owner 2:	SHANNON ANN M -
Street 1:	44 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,915 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2539 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3915.000	473,600	400	430,000	904,000
Total Card	0.090	473,600	400	430,000	904,000
Total Parcel	0.090	473,600	400	430,000	904,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.05 | /Parcel: 356.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28017
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,700	400	3,915.	430,000	904,100	904,100	Year End Roll	12/18/2019
2019	104	FV	364,500	600	3,915.	456,800	821,900	821,900	Year End Roll	1/3/2019
2018	104	FV	364,500	600	3,915.	333,200	698,300	698,300	Year End Roll	12/20/2017
2017	104	FV	341,900	600	3,915.	290,200	632,700	632,700	Year End Roll	1/3/2017
2016	104	FV	341,900	600	3,915.	247,200	589,700	589,700	Year End	1/4/2016
2015	104	FV	304,800	600	3,915.	241,900	547,300	547,300	Year End Roll	12/11/2014
2014	104	FV	304,800	600	3,915.	198,900	504,300	504,300	Year End Roll	12/16/2013
2013	104	FV	317,100	600	3,915.	189,200	506,900	506,900		12/13/2012

!3422!

PRINT

Date	Time
12/10/20	18:40:51

LAST REV

Date	Time
04/26/19	08:59:33

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3422

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOLLY ROSEMA	47124-211		3/17/2006	Family	1	No	No		
CONNOLLY ROSEMA	45030-47		4/21/2005	Family	1	No	No		
CONNOLLY ROSEMA	29704-62		1/25/1999	Convenience	99	No	No		F

USER DEFINED

Prior Id # 1:	28017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	189	PATRIOT
3/3/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3915		Sq. Ft.	Site		0	80.	1.37	1									429,961						430,000	

Total AC/HA: 0.08988 | Total SF/SM: 3915 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 429,961 | Spl Credit | Total: 430,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06354856
Const Adj.:	0.98990101
Adj $ / SQ:	178.977
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643453
Depreciation:	169872
Depreciated Total:	473581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

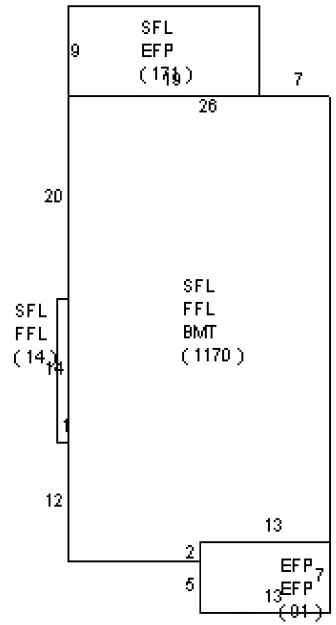
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.98
Special Features:	0	Val/Su Net:	116.59
Final Total:	473600	Val/Su SzAd	186.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,355	178.980	242,514
FFL	First Floor	1,184	178.980	211,909
BMT	Basement	1,170	53.690	62,821
EFP	Enclos Porch	353	34.580	12,208

Net Sketched Area:	4,062			Total:	529,452
Size Ad	2539	Gross Are	4062	FinArea	2539

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X8	A	AV	1985	9.13	T	27.2	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400